

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA - REVISED

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

JULY 19, 2000

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCE

1. **FOUNTAINCOURT**

(Continued from July 12, 2000)

The following land use application has been submitted for a 97-unit multi-family development located west of SW Springbrook Avenue on SW Barrows Road. The development proposal is located on property identified by Washington County Assessor's Map 1S1-33CC, on Tax Lots 100 and 200. Tax lot 100 is zoned Town Center – High Density Residential (TC-HDR), and Tax Lot 200 is zoned Town Center – Medium Density Residential (TC-MDR).

A. **CUP2000-0008: Conditional Use Permit–Planned Unit Development (CUP-PUD)**

The applicant requests approval of a CUP-PUD for a 97-unit multi-family subdivision. Developments greater than five acres in the TC-MDR zone require the completion of a CUP-PUD. The PUD request includes proposed multi-family units, sidewalks, streets, common open space, and associated landscaping.

2. **CPA98-00011 and TA99-00010 - Annexation Policy Amendment**

(Continued from May 3, 2000)

The proposed amendments implement Periodic Review Order #00717 (formerly WO#00628), Work Tasks #2 and #12. These amendments would update the City's Comprehensive Plan and Zoning Code to reflect changes in City policies, regional mandates and state law relating to municipal annexations and urban service delivery. Specifically, CPA98-00011 may result in modifications to sections 1.2 through 1.3 (Comprehensive Plan Amendment Procedures Element), sections 2.4 through 2.6 (Public Involvement Element), 3.10 through 3.11 (Land Use Element), sections 5.4 through 5.9 (Public Services Element), and related sections of the Comprehensive Plan. TA99-00010 may result in modifications to sections 10.4, 40.40, 40.50, 40.75, 40.90 and other sections of the Development Code.

NEW BUSINESS

PUBLIC HEARINGS

1. **TA2000-0006 - FEMA Revised Beaverton Creek and Hall Creek Flood Maps**

This City-initiated Development Code text amendment will, if approved, amend the City's floodplain regulations. The proposed amendments will affect all development and all properties in the City of Beaverton within the floodplain of Beaverton and Hall Creeks. The proposed text amendments to the Development Code, Section 60.05.10, are to acknowledge by reference, the "Flood Study for the City Beaverton" dated May 25, 2000, by the Federal Emergency Management Agency (FEMA). This is considered by FEMA to be a Letter of Map Revision. Revised maps have been prepared by FEMA, but will not be distributed by FEMA to the general public. Copies of the new maps will only be available from

the City of Beaverton and Washington County. The floodplain areas affected by FEMA revised flood insurance maps are:

1. Beaverton Creek (a portion lying approximately 500 feet east of Highway 217 near SW 5th Avenue northwesterly through to the Tualatin Hills Nature Park west of SW Murray Blvd.), and
2. Hall Creek (a portion lying approximately between Highway 217 and to the confluence of Beaverton Creek).

At the conclusion of this hearing, this matter will be continued to the August 23, 2000, regular Planning Commission hearing.

2. **CPA99-00015/TA99-00006 - Title 3 Water Quality and Flood Management**

These case files relate to Periodic Review Work Task Nos. 4 and 5, addressing portions of Statewide Planning Goals 6 (water resources) and 7 (flood management) in conformance to Metro's Functional Plan Title 3 requirements. City staff is proposing amendments to the Comprehensive Plan, the Engineering Design Manual and Standard Drawings, and the Development Code to protect the beneficial uses, functions, and values of resources within Metro's Functional Plan Title 3 water quality and flood management areas. The proposed amendments will acknowledge by reference the Unified Sewerage Agency's (USA's) recently adopted regulations that limit development activities within specified distances of wetlands and perennial and intermittent streams as shown in the Vegetated Corridor Widths table from the USA Design and Construction Standards. USA standards were enacted on February 22, 2000. The City, based on a 1990 Intergovernmental Agreement with USA, is required to enforce USA water quality standards and regulatory requirements. Additional amendments are proposed to support Metro requirements to reduce flood hazards and improve erosion control. The proposed amendments will not affect existing development.

3. **CPA99-00014/TA99-00005 - Goal 5 Riparian and Wetland Protection**

This is a Periodic Review Work Task No. 3 project, which responds to a portion of Statewide Planning Goals 5, relating to the protection of natural resources. The proposed amendments to the Comprehensive Plan and Development Code represent Goal 5 program decisions which would utilize the Unified Sewerage Agency's recently adopted development permitting process and Design and Construction Standards to protect significant resources identified on Beaverton's local Wetland Inventory and Inventory of Significant Riparian Corridors. These are the same standards that are applied to the Title 3 water features mentioned in the first notice above. The USA standards are consistent with the Safe Harbor program approaches identified in Oregon Administrative Rule (OAR) Sections 660-23-090(8) riparian corridors and 660-23-100(4)(b) wetlands. (The recently updated Goal 5 inventories of wetland and riparian corridors took into account areas that in the future, are most likely to be annexed to the City. As the City's boundaries expand, the City's natural resource protection program will apply to the newly annexed areas.) Existing development in the City will not be affected by the proposed regulations.

APPROVAL OF MINUTES FOR

MAY 25 AND 31, 2000

JUNE 1, 7, 14, 21 AND 28, 2000

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.